

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON JULY 16, 2008 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Miller, Chair called the meeting to order and Mr. Seitz, Secretary, established the presence of a quorum.

Present: Robert Miller, Chair
Steve Cochran, Member
Frank Lau, Member
Walt Haynes, Vice Chair
David Moore, Member
Bryan Rice, Member
Malvin Wells, Member
John Muffo, Board of Supervisors Liaison
Steve Sandy, Planning Director
Dari Jenkins, Planning & Zoning Administrator
Brea Hopkins, Zoning Technician

Absent: Steve Howard, Member
William Seitz, Secretary

PUBLIC ADDRESS:

None

APPROVAL OF AGENDA:

On a motion by Mr. Wells, seconded by Mr. Rice and unanimously carried the agenda was approved as amended.

APPROVAL OF CONSENT AGENDA:

On a motion by Mr. Rice, seconded by Mr. Wells and unanimously carried the consent agenda was approved as presented.

OLD BUSINESS:

A request by Dale W. Alderman for a special use permit on 3.807 acres in an Agriculture (A-1) zoning district to allow a contractor's storage yard. The property is located at 2980 Pilot Road, identified as Tax Parcel No(s). 108-A-25A (Acct # 000474) in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Rural in the Comprehensive Plan with an allowable density of 0.75 units per acre. **TABLED 6/11/08.**

Ms. Jenkins reviewed the request and actions taken to date. The item was deferred at the last meeting to allow further discussion with the applicant. She reviewed the conditions that were proposed by staff.

Mr. Rice stated the request appeared to be acceptable with the conditions proposed by the staff.

On a motion by Mr. Rice, seconded by Mr. Wells and carried by a 7-0 vote the Planning Commission recommended approval of the request by Dale W. Alderman for a special use permit on 3.807 acres in a Agriculture (A-1) zoning district to allow a contractor's storage yard with the following conditions:

1. Special Use Permit authorizes use of the property for a residential contractor's storage yard and residential use only. No retail sales of any nature shall occur on site.
2. Employees shall be limited to six (6). Property shall contain no more than six (6) employee vehicles and no more than ten (10) pieces of construction equipment/vehicles at any time.
3. The contractor's storage yard shall not be open to the public and shall create no exterior impacts including noise, vibration, glare, odors, or electrical interference.
4. Equipment stored on the property shall be in good working condition and owned by the property owner. Equipment shall be stored only in areas designated for such storage on the concept plan dated July 8, 2008.
5. There shall be no outdoor storage of materials, tools, etc.
6. There shall be no trash, litter or debris stored on the site.
7. Repair work shall only be conducted on vehicles owned by the property owner. Unless manufactured as off-road vehicles, all vehicles stored on the property shall display current DMV plates, state inspection, in addition to any required Montgomery County decals.
8. There shall be no storage of fuel onsite. The stream shall be protected from contaminants as required by local, state, or federal regulation.
9. Any lighting installed on-site shall be dusk to dawn, "full cut-off" type fixtures to avoid glare onto adjacent properties and Pilot Road.
10. Hours of operation shall be limited to 6:30 a.m. through 6:00 p.m.
11. Prior to construction of any new buildings on the property, owner shall obtain appropriate building permits, and/or other permits required by local, state, or federal regulation.
12. Entrance shall meet VDOT specifications.

WORKSESSION:

On motion by Mr. Cochran, seconded by Mr. Rice and unanimously carried the Planning Commission entered into work session.

The Ridges, Hydrogeology Report

Mr. Sandy stated the Board of Supervisors had requested a study regarding water availability for the proposed additional phases of the Ridges to be completed by an independent third party. The study has been completed. Mr. Ted Dean is here to review the findings of that report. Copies of the report have been distributed.

Mr. Ted Dean discussed the process for reviewing the study area. He presented his conclusions and recommendations. The groundwater should not be an issue regarding the proposed Ridges development. It is important to educate prospective owners regarding their proposed wells and the options available to them. He reviewed the limitations of the study.

Mr. Rice asked about the overall water availability within Montgomery County.

Mr. Dean stated it would depend on the geologic structure of each location; however, the limestone areas would yield more water production. Shale is the worst environment to find water in. The deeper the well the better chance to get a higher yield.

On a motion by Mr. Lau, seconded by Mr. Cochran, and unanimously carried the Planning Commission closed the work session.

LIAISON REPORTS:

Board of Supervisors

No Report

Agriculture & Forestal District

Mr. Miller stated the AFD Committee met July 2nd with representatives from the State Dept of Agriculture regarding Agri-business and Agri-tourism. The committee also reviewed a request for an addition to the AFD-2 (Catawba Road) district.

Blacksburg Planning Commission

No Report

Christiansburg Planning Commission

No Report

Economic Development Committee

No Report

Public Service Authority

Mr. Wells stated the PSA met on July 7th to discuss the financial report and disconnection fees.

Parks & Recreation

No Report

Radford Planning Commission

No Report

School Board

No Report

Transportation Safety Committee

Mr. Wells reported that the committee met on July 8th and discussed issues regarding the mowing of roadsides.

Planning Director's Report

Mr. Sandy stated that the Peterman request was approved, and the Burdette request was approved after being tabled for stormwater runoff concerns to be addressed. The department has received the preliminary revised floodplain maps and has started a review process. Prior to finalizing the maps community meetings will be held. He noted the Planning Commission meeting for August 20th has been cancelled.

There being no further business the meeting was adjourned.